



## Planning & Zoning

12300 Forest Hill Blvd., Wellington, FL 33414 (561) 791-4000 pzapplications@wellingtonfl.gov

### STAFF USE ONLY

Accepted: \_\_\_\_\_  
Returned: \_\_\_\_\_  
By: \_\_\_\_\_  
Intake Date: \_\_\_\_\_

### STAFF USE ONLY

Accepted: \_\_\_\_\_  
Returned: \_\_\_\_\_  
By: \_\_\_\_\_  
Intake Date: \_\_\_\_\_

## PART 2: COMPREHENSIVE PLAN/FUTURE LAND USE MAP AMENDMENT

### I. GENERAL SUBMITTAL CHECKLIST

#### PLEASE CHECK

YES NO N/A

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- a. Provide five (5) copies of the following items:
  1. Completed **application (Part 1 and Part 2)**.
  2. **Warranty deed** including property control number or folio number and legal description of the property.
  3. Completed **Sections II – XVII** (Provide a written response for each section)
  4. **Survey** (not more than a year old) including any and all easements of record referenced by OR Book and Page, signed and sealed by a Florida Registered surveyor.
  5. **Ordinances/Resolutions** affecting the property
  6. The following documents signed and sealed by a Florida Registered Engineer:
    - a. **Traffic Statement**
    - b. **Water/Wastewater Demand Analysis**
    - c. **Drainage Statement**
    - d. **Utilities Demand Analysis**
    - e. **Circulation Plan**
- b. **Proof of Concurrency** for all required services, including concurrency reservation for traffic issued By Palm Beach County Traffic Engineering Division.
- c. **Traffic Statement** signed and sealed by a Florida Registered Engineer.
- d. Application fee. **Previously Provided**
- e. **Property owner list and map** of all properties within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach County Property Appraiser's Office.
- f. **Executed Affidavit** signed by the person responsible for completing the property owner list.
- g. Three (3) sets of POSTAGE PAID envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property, Wellington's return address and completed certified mail cards required.

**PLEASE CHECK**

YES NO N/A

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h. An **aerial** photograph showing the subject property in relation to the abutting properties. The aerial photograph must have the site clearly marked.

i. **Future Land Use (FLU) map** showing the site, the surrounding properties (within 1000 feet), and the current and proposed FLU designation for the site and surrounding properties.

j. **Zoning Quad or the Wellington P.U.D. Master Plan** showing the site, surrounding properties (within 1000 feet), and the current and proposed zoning districts for the site and surrounding properties.

k. Approved **plat, master plan, or subdivision** for the proposed property.

l. Valid **Developers' Agreement or Utility reservation**.

m. **Flood Zone Map** showing the location of the property.

n. **Inventory** and map identifying the following:

1. Natural features located on the property. Natural features include lakes, drainage canals or ponds, wetlands, pine flatwoods etc.

2. Physical or man-made features on the property covered by this application. The inventory should include such information as the number and type of housing units, square feet for buildings, number of parking spaces, number of stories, etc.

3. All surface waters (i.e., canals, lakes) and wetlands on the subject property and on adjacent properties

4. Quality assessment for vegetation located on the property

5. Listed species and habitats of significant value to listed species that utilize or are on the property.

6. Locations of any petroleum storage tanks (underground and above ground) and identify any known or expected pollution sources on the subject property.

7. Location of the property in relation to the nearest wellfield protection zone.

o. Electronic files (PDF, JPEG, Word) of all items on the checklist, including the application, saved with proper corresponding title (in **bold** above) and **legal description** in Word format.



## II. GENERAL INFORMATION

1. Indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.
2. Indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.
3. Identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.
4. Indicate the month, day and year the property was acquired and from whom the property was acquired.
5. Describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).
6. Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.
7. Indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.
8. Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).
9. Has Wellington ever denied a development order for the property? If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available.
10. Has the property received development approvals from an entity other than Wellington? If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.

## III. LDR REQUIREMENTS

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. Subsection 5.2.4.J (*Site Specific Comprehensive Plan Amendments, Procedure, Standards*) of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.
  - a. Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;

- b. Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
  - c. Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;
  - d. New issues that have arisen since adoption of the Comprehensive Plan;
  - e. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or
  - f. Data updates.
2. Subsection 5.2.4.J of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.
- a. If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are not feasible for use on the subject property. The applicant **MUST** demonstrate why the current FLUM designation is no longer appropriate for this site.
  - b. If the request is for a commercial FLUM designation, the applicant **MUST** demonstrate why additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.
3. Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.
- a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.
  - b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.
4. Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.
- a. If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.
  - b. If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half



miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles.

5. For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.
6. A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. *The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:*
  - a. An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;
  - b. An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;
  - c. A comparison of estimated supply to estimated demand;
  - d. All sources of data used in the study.

#### IV. LAND USE DATA

1. Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).
2. Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.
3. Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.
4. Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.
5. Indicate in which flood zone the property is located.
6. Indicate whether the subject property is located in a wellfield protection zone
7. Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.
8. Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.
9. Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM .
10. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

## V. TRANSPORTATION

1. Determine the trip generation for the current future land use designation.
  - a. At .25 FAR; and
  - b. At .35 FAR.
2. Determine the trip generation for the proposed future land use designation.
  - a. At .25 FAR; and
  - b. At .35 FAR.
3. Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).
4. Determine the project trip distribution on all roadways based on the following table.

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

5. Determine LOS with existing traffic and project traffic.
  - a. Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). \*
  - b. Compare to LOS D for existing lanes.
6. Determine LOS with projected five year traffic and project traffic.
  - a. Determine five year projected traffic volumes using the published historic growth rates and major project traffic.
  - b. Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). \*
  - c. Compare to LOS D for existing and assured lanes.
7. Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.
  - a. Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).
  - b. Compare to LOS D for the lanes in the 2015 roadway system.
8. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or



Polices the proposed amendment is consistent with or furthers. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

\* The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.

## **VI. MASS TRANSIT**

1. Identify the mass transit provider.
2. Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.
3. Identify whether the subject property has connections to the Tri-County Commuter Rail.
4. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

## **VII. HOUSING/POPULATION**

1. If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.
  - a. Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 2.87, the average household size in Wellington.
  - b. Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 2.87, the average household size in Wellington.
2. Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its:
  - a. Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.
  - b. Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.
3. Census Tract data: Identify the Census Tract where the subject property is located.
4. The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation.
6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a *residential related* proposed amendment, reference specific



Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

#### **VIII. INFRASTRUCTURE: DRAINAGE**

1. Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.
2. Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.
3. Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.
4. Identify the level of service standard established for the subject property.
5. Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.
6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

#### **IX. INFRASTRUCTURE: POTABLE WATER**

1. Identify the entity that would provide potable water service to the subject property.
2. Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.
3. Identify the potable water level of service standard established by the potable water provider.
4. The effect on potable water levels of service and system needs.
  - a. Current FLUM Designation: The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - b. Proposed FLUM Designation: The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.

## **X. INFRASTRUCTURE: SANITARY SEWER**

1. Identify the entity that would provide sanitary sewer service to the subject property.
2. Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.
3. Identify the sanitary sewer level of service standard established by the potable water provider.
4. The effect on sanitary sewer levels of service and system needs.
  - a. Current FLUM Designation: The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - b. Proposed FLUM Designation: The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element

## **XI. INFRASTRUCTURE: AQUIFER RECHARGE**

1. Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.
2. Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of impervious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.
3. Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

## **XII. CONSERVATION**

1. If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.
2. If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.
3. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.



**XIII. RECREATION AND OPEN SPACE**  
(Complete this section ONLY if the proposed amendment is for a residential density change)

1. Identify the following facilities that would service the property:
  - a. Regional parks
  - b. District parks
  - c. Community parks
  - d. Open space
2. Adopted recreation levels of service standard of \$885 of total recreational investment per capita.
3. The effect of the proposed FLUM amendment on regional, district and neighborhood parks.
4. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

**XIV. FIRE RESCUE**

1. Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.
2. Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.
3. The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.

**XV. HISTORIC PRESERVATION**

1. Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.
2. Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

**XVI. PUBLIC EDUCATION**

1. Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:
  - a. Elementary Schools
  - b. Middle Schools
  - c. Senior High Schools



2. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

#### **XVII. INTERGOVERNMENTAL COORDINATION**

1. Identify all local governments (including special districts) located within one-mile of the subject property:
2. Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.
3. Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

#### **XVIII. EQUESTRIAN ELEMENT**

**(Applicable only if property is located in the Equestrian Overlay Zoning District or equestrian related)**

1. Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.

**NOTICE AFFIDAVIT**

Before me this day personally appeared Michael F. Sexton who  
being duly sworn, deposes and says:

1. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2. The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3. A tax map highlighting the properties located within five hundred feet (500) of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4. Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements.

The property in question is: [ ] legally described as follows    ☒ see attached legal description

\_\_\_\_\_  
Signature

Michael F. Sexton

\_\_\_\_\_  
Print, type or stamp name here

**NOTARY**

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of February,  
2017 By Michael F. Sexton, who is personally known to me or has  
produced N/A as identification and who did/did not take an  
oath.

\_\_\_\_\_  
Signature of person taking Acknowledgement

Kelli Perez

\_\_\_\_\_  
Printed Signature

My Commission Expires:

## IPC/ISLA CARROLL FUTURE LAND USE MAP AMENDMENTS

This Application seeks amendments to the Future Land Use Map designation of certain portions of the International Polo Club/Isla Carroll Farm property, and to remove the resulting commercial recreation acreage from the Equestrian Preserve Area. Applicants specifically seek the following:

- A. Amendment to the Future Land Use Map to remove the Commercial Recreation Future Land Use designation from 9.47 acres of the southern & eastern portion of the IPC property and restore it to its underlying Residential B Future Land Use designation.
- B. Amendment to the Future Land Use Map to place a Commercial Recreation Future Land Use Map designation on 6.96 acres of the IPC property.
- C. Amendment to the Future Land Use Map to place a Commercial Recreation Future Land Use Map designation on 16.15 acres of the Isla Carroll Farm property.
- D. Amendment to the Future Land Use Map to remove the total 72.01 acres of Commercial Recreation property of the IPC/Isla Carroll property from the EPA.



## **II. General Information**

- 1. Indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half mile west of Forest Hill Blvd.**

IPC: Located west of 120<sup>th</sup> Avenue South and 2,545 feet north of Lake Worth Road

Isla Carrol Farm Property: Northwest corner of 35<sup>th</sup> Street and 120<sup>th</sup> Street

- 2. Indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.**

The property has approximately 1,261 linear feet of frontage along 120<sup>th</sup> Avenue South and 2,090 feet of depth.

- 3. Identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.**

Answer:

PCN	Size (Acre)
International Polo Club	
73-41-44-22-00-000-5020	85.6226
73-41-44-22-00-000-7030	36.2557
73-41-44-22-03-003-0000	16.9797
73-41-44-22-03-001-0000	4.9999
73-41-44-22-03-002-0000	18.0477
73-41-44-22-00-000-1030	78.71
73-41-44-22-02-000-0010	5.26
73-41-44-22-02-000-0020	2.5

See Attached Map Entitled "Properties Under Contiguous Ownership Map"

- 4. Indicate the month, day and year the property was acquired and from whom the property was acquired.**

The property was acquired on April 29, 2016 from Isla Carrol Farms, LLP.

- 5. Describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).**

A copy of the recorded deed is provided with this submittal.

6. **Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.**

See Item #3 above.

7. **Indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.**

Neither property has Homestead Exemption, but both have agricultural exemptions.

8. **Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).**

Ordinance No. 2003-15 was adopted on November 18, 2003 for a Future Land Use Map Amendment to designate 58.4 acres of land as commercial recreation.

9. **Has Wellington ever denied a development order for the property? If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available.**

No, not to our knowledge.

10. **Has the property received development approvals from an entity other than Wellington? If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.**

Yes, various permits have been issued by SFWMD as detailed in the Drainage Statement.



### III. LDR Requirements

1. Subsection 5.2.4.C (*sic*) (site Specific Comprehensive Plan Amendments, Procedure, Standards) of the Land Development Regulations provides that a FLUM amendment must be based one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.

- a. **Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;**
- b. **Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;**
- c. **Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;**
- d. **New Issues that have arisen since the adoption of the Comprehensive Plan;**
- e. **Recognition for a need for additional detail or comprehensiveness in the Comprehensive Plan; or**
- f. **Data Updates.**

This Application seeks amendments to the FLUM to change the Future Land Use Map designation for certain portions of the IPC/Isla Carroll property and to remove the commercial recreation acreage of the IPC/Isla Carroll property from the EPA. Pursuant to section 5.2.3.C of Wellington's Land Development Regulations, the changed projections, changed assumptions and new issues presented through the growth of the equestrian industry are all factors that support the Future Land Use Map Amendments sought herein.

The Equestrian Industry is what sets Wellington apart from other communities. As a result of an unprecedented level of private investment by a small number of equestrian families, it has now evolved into a Global Equestrian destination and it has the opportunity to become a major industry and an economic/job engine for this community. The equestrian domain must be vigorously protected and positioned for long term success by the organizers, the Village of Wellington, and the community. As the Village of Wellington must evolve, so too does the equestrian community. The status quo is not an option. **The piecemeal approach to planning out this critical industry, which has occurred to date, should not and cannot continue or else Wellington will never reach its full potential which is essential for its long-term success.** There needs to be a long-term strategy, and corresponding plan, supported by an underlying Comprehensive Plan and Land Development Regulations, that allows investors in the equestrian industry to work collaboratively with both the Village and the community to plan for and execute a long term equestrian plan. **A successful well-executed plan could bring in hundreds of millions of dollars of new investment to Wellington as well as hundreds, if not thousands of jobs** (including construction). These investments could impact Wellington

with spill over to Palm Beach County for many decades with the development of one of the World's great year-round equestrian lifestyle and resort destinations – a destination unique in the world. The requested amendments are part of the plan.

The preservation of Wellington's economy does not rest solely in the EOZD or the EPA. Creating a balance where commercial elements that drive the industry must be identified, supported, and enhanced to drive future growth of the industry while using the EOZD to protect the farm infrastructure is the key to Wellington's long term success. In order to accomplish this the Village must work diligently to ensure that its Comprehensive Plan, business policies, and zoning ensure that the development of additional commercial aspects of the equestrian industry, in the form of its existing commercial recreation zoning, can create a long term platform that allows organizers, investors and lenders to operate efficiently and effectively to grow the sport in Wellington, the County, and the State, as well as demonstrate to both the national and international audiences that Wellington has a long term equestrian vision that is business and customer friendly and is a true state of the art world center and destination resort for equestrian sport. This commercial infrastructure must include hotels and lodging, apartment rentals, hospitality, retail, and clustered residential products (which will protect open space) in order to develop a true resort capability. The design should include as much concentration of traffic as possible within and near existing and future venues so a "ski in/ski out" capability can be achieved.

Notably, the Palm Beach County Sports Commission commissioned Sports Management Research Institute (SMRI) to conduct economic impact studies of the Winter Equestrian Festival (WEF) on Palm Beach County in 2011, 2014 and 2016. The results of these studies indicate an increased demand for overnight hotel stays. In 2016, the Palm Beach County Sports Commission estimated that the economic impact of just the Winter Equestrian Festival (WEF) alone is in excess of \$200 million dollars annually while generating upwards of 125,000 bed nights. The addition of the Polo and Dressage markets increases these impacts. The WEF is the top sporting event in Palm Beach County. County tourism officials say the economic boost is increasingly rivaling the Super Bowl, but with annual impact. In Wellington, each year, thousands of people, including trainers, owners, grooms, veterinarians, sponsors, vendors, riders, family members, spectators, support staff and others migrate to Wellington from 50 states and 43 countries to take part in this equestrian economy. These participants come in the winter to stay in hotels, rent properties and make investments in both housing and farms, compete in equestrian competitions (polo, hunter/jumpers, and dressage) in Applicants' venues that employ approximately 700 individuals. They support both equestrian and non-equestrian related businesses ranging from tack and training to restaurants, grocery stores, pharmacies, legal services, real estate, health care, schools, and retail among others.

The lack of lodging in the Wellington is causing participants, visitors and spectators to seek lodging in other areas of Palm Beach County. Only 8,000 bed nights are currently being captured in Wellington. This results in additional extended traffic trips outside of Wellington, and lost revenues and opportunities for Wellington businesses. The addition of lodging near the EOZD/EPA and major equestrian venues would allow for top class



service and amenities while allowing Wellington to increase its economic growth and stability.

The Applicant, along with many Village constituencies, understands that the Land Development Regulations (LDR's) and Comprehensive Plan, including the Future Land Use Map, were developed in the mid-to late 1990's and were focused on a residential equestrian orientation and never anticipated the development of one of the world's largest equestrian economies. Consequently, the Village's current regulations restrict continued growth of the equestrian industry. Therefore, Wellington must now adjust the Land Development Regulations and Comprehensive Plan (with the Future Land Use Map) to allow for this critical economy to stabilize and have the required flexibility and land use regulations necessary to support a controlled and thoughtful growth in the character of a world class equestrian lifestyle destination. ***A key element of this change is the creation a new centrally located overlay zoning district called the Equestrian Competition District (ECD) that is contiguous to the EOZD that utilizes the existing commercial recreation land entitlement that has been in the EOZD to accomplish this purpose.*** In order to make this vision a reality it is necessary to modify the Village's existing FLUM to reconfigure commercial recreation property currently within the EPA and remove certain commercial recreation property from the EPA in order to fully utilize the proposed ECD regulations.

This application seeks to amend the FLUM to remove the Commercial Recreation Future Land Use designation from 9.47 acres of the southern portion of the IPC property and restore it to its underlying Residential B Future Land Use designation; to Amend the FLUM to place a Commercial Recreation Future Land Use Map designation on 6.96 acres of the IPC property, and to amend the FLUM to place a Commercial Recreation Future Land Use designation on 15.78 acres of the Isla Carroll Farm Property. Together with the companion application for the 50<sup>th</sup> Street property which seeks to change the FLUM designation of 49 acres of commercial recreation property to Residential B, and the companion application to add a commercial recreation designation to 35.73 acres of Tract 1 of Wellington Countryplace Estates, these requested FLUM changes allow for the net acreage of commercial recreation property in the EOZD and EPA to remain the same, and for commercial recreation acreage to be located within the newly created Equestrian Competition District. This approach isolates commercial activities around primary road networks and consolidates the footprint into the ECD, which protects other areas of the EOZD. This will allow for the growth of commercial equestrian activity in the appropriate location. The IPC/Isla Carroll property is ideally located for a commercial recreation FLUM designation because it is eligible to be in the ECD, it is a major equestrian venue, and the proposed change will accommodate land uses that will allow the development and growth of Wellington's equestrian show venues, equestrian industry and Wellington's economy. Further, the removal of the commercial recreation acreage of the IPC/Isla Carroll property from the EPA will allow it to accommodate future lodging which is necessary for the growth of the Wellington equestrian industry and economy. The benefits of the proposed strategy will include job creation, improved economic impact, increased property values, a longer and more diverse equestrian season, greater Village investment,

and greater community involvement while ensuring the long-term success of the equestrian industry in Wellington.

2. **Subsection 5.2.4.C (*sic*) of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.**

The Palm Beach County Sports Commission has conducted multiple economic impact studies of the Winter Equestrian Festival (WEF) on Palm Beach County in 2011, 2014 and 2016. These studies indicate that WEF is growing and that there is a need for additional commercial amenities for spectators and participants. The studies are attached to this application. Further, the economic impact of all major equestrian sports in Wellington (hunter/jumper, dressage and polo) continues to grow.

- a. **If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are no feasible for use on the subject property. The applicant MUST demonstrate why the current FLUM designation is no longer appropriate for this site.**

This request does not seek a residential density increase.

- b. **If the request is for a commercial FLUM designation, the applicant MUST demonstrate why the additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.**

This request seeks to change the FLUM designation of a 6.96 acre portion of IPC and a 15.78 acre portion of Isla Carroll to commercial recreation. Part of this application also seeks to change the FLUM designation of a 9.47 acre portion of IPC from commercial recreation to Residential B. As set forth herein, other companion applications seek changes in the commercial recreation and residential FLUM designation of Tract 1 of Wellington Countryplace Estates and the 50<sup>th</sup> Street Property. Overall, these requested FLUM changes allow for the net acreage of commercial recreation property in the EOZD and EPA to remain the same, and for commercial recreation acreage to be located within the newly created Equestrian Competition District. This approach isolates commercial activities around primary road networks and consolidates the footprint into the ECD, which protects other areas of the EOZD. This will allow for the growth of commercial equestrian activity in the appropriate location. The IPC/Isla Carroll property is ideally located for the requested commercial recreation FLUM designation because it is eligible to be in the ECD, it is a major equestrian venue, and the proposed change will accommodate land uses that will allow the development and growth of Wellington's equestrian show venues, equestrian industry and Wellington's



economy. Further, the removal of the commercial recreation acreage of the IPC/Isla Carroll property from the EPA will allow it to accommodate future lodging which is necessary for the growth of the Wellington equestrian industry and economy. The benefits of the proposed strategy will include job creation, improved economic impact, increased property values, a longer and more diverse equestrian season, greater Village investment, and greater community involvement while ensuring the long-term success of the equestrian industry in Wellington. Applicant's vision is consistent with Wellington's vision to grow the equestrian industry as an economic engine, which is set forth in its Wellington 2060 Plan. The Wellington 2060 Plan specifically notes that growth could include a "commercial center with retail businesses that cater to the equestrian[s]" and working with stakeholders in the equestrian industry to expand equestrian venues. *See* Wellington 2060 Plan at page 175.

In addition, removal of the commercial recreation designation from the southern portion of IPC is appropriate so that the landscape buffer on the southern border of IPC remains as a buffer to the residential neighborhood to the South, and commercial recreation activity on IPC is focused more centrally on the property. It is also appropriate for the southern portion of IPC to be re-designated as Residential B on the FLUM because the underlying land use of these properties is Residential B. This land use is also consistent with the residential land uses in proximity to the properties.

**3. Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**

- a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ration permitted by the Comprehensive Plan and the Land Development Regulations.**

The proposed amendment will allow the property to be developed with a maximum of 627,351 square feet of building area.

- b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ration permitted by the Comprehensive Plan and the Land Development Regulations.**

The typical floor area ratio of 0.15 would yield a development of approximately 470,513 square feet of building area.

**4. Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.**

The proposed application for uses within the ECFS will have local, regional, state, national and international markets.

- 5. For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.**

Palm Beach International Equestrian Center and Equestrian Village are existing equestrian venues within the Wellington EOZD with approvals for Commercial Equestrian Arenas.

- 6. A market study is required for commercial applications and may applicants find one helpful in establishing the need for additional commercial in the area. *The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:***

Because of the regional and national market for the equestrian industry, we have included the Palm Beach County Sports Commission Study to address the equestrian industry needs included in this application.

#### **IV. Land Use Data**

- 1. Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolutions.**

See attachment to Part1: Planning and Zoning General Application

- 2. Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.**

The property does not have a current concurrency exemption.

- 3. Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.**

IPC: The property is not platted, subject to a master plan, or subdivided.

Isla Carrol Farm Property: The property is not platted, subject to a master plan, or subdivided.

- 4. Indicate whether the subject property is current subject to a developers' agreement of a utility reservation.**



The property has various approvals as noted in Part 1: Planning & Zoning Application and in the Drainage Statement.

**5. Indicate in which flood zone the property is located**

The property is located in Flood Zone AO.

**6. Indicate whether the subject property is located in a wellfield protection zone.**

The property is not located in a wellfield protection zone.

**7. Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.**

The IPC/Isla Carroll property is currently located in the EOZD. However, the Applicant has submitted companion applications to create an Equestrian Competition District and to rezone the commercial recreation portions of the IPC/Isla Carroll property from the EOZD to the ECD.

**8. Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.**

As set forth above and in the companion applications, and incorporated herein, the requested changes to the FLUM facilitate the growth and development of commercial equestrian venues in a central commercial corridor thereby shielding equestrian properties in the North, South and Western portions of the EOZD from the commercial equestrian activity. This ensures that growth associated with the equestrian industry will be in a central corridor located outside of the heart of the EOZD and helps the EOZD preserve its rural character. Moreover, the subject property operates as a major equestrian venue, is in close proximity to a major roadway (Lake Worth Road), and is on the edge of the EPA, thereby shielding equestrian properties in the North, South and Western portions of the EPA from the commercial activity on this property.

**9. Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM.**

See answer to question 8 above.

**10. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.**

The proposed FLUM amendments facilitate several Objectives and Policies of Wellington's Comprehensive Plan. Specifically, the proposed FLUM Amendments further

Goal 1 of the Land Use Element of Wellington's Comprehensive Plan, which states the following:

Ensure that the future land-use pattern "preserves and protects the distinctive characteristics of the individual communities" which makes up Wellington and maintains a low-density residential character, enhances community economic opportunities, discourages urban sprawl, promotes energy efficient land use patterns, maintains an aesthetically appealing and safely built environment, respects environmental constraints, and provides services for all citizens at the levels established herein.

The proposed FLUM changes allow equestrian commercial development to take place in a central commercial corridor. This approach isolates commercial activities around primary road networks and consolidates the footprint into a commercial equestrian zone boundary thereby maintaining adjacent low-density neighborhoods, discouraging urban sprawl while at the same time increasing community economic opportunities.

The proposed FLUM Amendments seeking to place additional commercial recreation property in close proximity to, but not inside of the EPA will allow the flexible and innovative regulations of the proposed ECD to facilitate the growth and preservation of the equestrian industry by enabling the innovative development of the major equestrian venues – namely the development of much needed lodging facilities for spectators, sponsors and competitors. The benefits of the FLUM changes will be job creation, improved economic impact, increased property values, a longer and more diverse equestrian season, and greater community involvement while ensuring the long term success of the equestrian industry in Wellington. Goal 1.0 of the Equestrian Preservation Element of the Comprehensive Plan states as follows:

GOAL 1.0 - The goal of this element is to ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve.

Further, and for the reasons stated herein, the proposed FLUM amendments are consistent with Policy 1.1.1 of the Equestrian Preservation Element of Wellington's Comprehensive Plan and with Policy 1.5.7 of the Land Use Element of Wellington's Comprehensive Plan which state the following:

Policy 1.1.1. Wellington shall regularly review the EOZD with respect to changes that would be beneficial to the equestrian industry. Wellington shall adopt any changes into the Land Development Regulations upon approval by the Equestrian Preservation Committee, the PZAB and Wellington Council . . .

Policy 1.5.7. The redevelopment of a Wellington Center and neighborhood revitalization are being addressed as a result of the ongoing Wellington Economic Development Initiative (EDI). The

EDI is a community-wide effort to develop a broad vision for Wellington and design strategies to foster economic development through a variety of initiatives. The EDI may include but is not limited to the following initiatives:

...

(6) Equestrian Community: This initiative is intended to preserve/protect/enhance the equestrian areas of Wellington as well as to solidify Wellington as a top equestrian destination. Efforts involve coordination with the Equestrian Preserve Committee, stakeholders and the equestrian industry.

Wellington's Comprehensive Plan places a duty on Wellington to regularly review the EOZD and consider changes that would be beneficial to the equestrian industry. Moreover, Wellington's Comprehensive Plan instructs Wellington to implement an EDI and foster economic development *specifically* through the equestrian community. The proposed FLUM amendments will be beneficial to the equestrian industry and Wellington's economic viability. It will result in job creation, improved economic impact, increased property values, a longer and more diverse equestrian season, and greater community involvement while ensuring the long term success of the equestrian industry in Wellington. It will allow the change and innovation necessary to keep Wellington at the forefront of equestrian world. Because the proposed FLUM amendments facilitate growth, the sustained viability of the equestrian industry and the Equestrian Preserve, strengthens Wellington's economic viability, and helps maintain the value of land and businesses in Wellington they are consistent with Policy 1.1.1 of the Equestrian Preservation Element of Wellington's Comprehensive Plan and with Policy 1.5.7 of the Land Use Element of Wellington's Comprehensive Plan.

Additionally, since the proposed FLUM amendments will allow commercial equestrian uses to be in a central location around primary road networks it consolidates the footprint of commercial equestrian uses into a commercial equestrian zone boundary thereby reducing extended trips outside of the Village and also reducing vehicular traffic and emission of greenhouse gases, thereby implementing Objective 2.0 of the Land Use Element of Wellington's Comprehensive Plan and Objective 1.11 of the Transportation Element of Wellington's Comprehensive Plan:

### **Greenhouse Gas Reduction Strategies**

Land Use Element Objective 2.0:

Through goals, objective and policies of the Future Land Use Element, Wellington shall:

- (1) Discourage urban sprawl.
  - (2) Incorporate energy efficient land use patterns accounting for existing and future power generation and transmission systems.
  - (3) Incorporate greenhouse gases (HG) reduction strategies.
- GHG reduction strategies that address the above-referenced requirements are contained within goals, objective and policies



throughout the Land Use Element. The core strategies for GHG reduction within the Land Use Plan elements utilize:

(1) The incorporation into the comprehensive plan of land use categories such as Mixed Use and medical Commercial discourage sprawl, incorporate energy efficient land use patterns and lower Wellington's contribution to green house gas emissions.

Transportation Element Objective 1.11

**Greenhouse Gas Reduction Strategies**

Wellington shall incorporate transportation strategies to reduce greenhouse gas (GHG) emissions from the transportation sector.

Wellington's GHG reduction strategies are contained within the goals, objective and policies throughout the Transportation Element. These strategies are intended to:

1. Continue to increase pedestrian, bicyclist and equestrian amenities within Wellington.
2. Promote transportation alternatives to single occupant vehicles.

**V. Transportation**

**See Traffic Analysis to Support Comprehensive Plan Amendment**

**VI. Mass Transit**

**1. Identify the mass transit provider.**

The mass transit provider is Palm Tran

**2. Identify the location (street address) of the nearest bus shelter of stop, in tenths of a mile from subject property, and the route number of the nearest bus that would service the property.**

The nearest bus route is Route 40. The nearest bus stop is the Wellington Public Library at 1951 Royal Fern Drive approximately 2.7 miles from the property.

**3. Identify whether the subject property has connections to the Tri-County Commuter Rail.**

Route 40 provides a connection to the Intermodal Transit Center and WPB Tri-Rail.

**4. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

## **VII. Housing/Population**

1. If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.
  - a. **Current FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 2.87, the average household size in Wellington.
  - b. **Proposed FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 2.87, the average household size in Wellington.
2. **Number of dwelling units.** Identify the number of dwelling units that could be constructed on the subject property based upon its:
  - a. **Current FLUM designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.
  - b. **Proposed FLUM designation:** The number of dwelling units that could be constructed equals the maximum permitted density and the property's proposed FLUM designation multiplied by the size of the property.
3. **Census Tract date:** Identify the Census Tract where the subject property is located.
4. **The effect of the proposed amendment on population:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. **Change in number of dwelling units:** Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation.
6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a *residential related* proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with or furthers*. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

The proposed application will not increase the residential density above the existing Residential B land use density.

### **VIII. Infrastructure: Drainage**

See Attached Drainage Statement

1. Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.
2. Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.
3. Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.
4. Identify the level of service standard established for the subject property.
5. Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of the runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.
6. All proposed amendments must be reviewed for consistency with adopted Wellington Comprehensive Plan.

### **IX. Infrastructure: Potable Water**

See attached Water & Sewer Analysis.

1. Identify the entity that would provide potable water service to the subject property.
2. Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.
3. Identify the potable water level of service standard established by the potable water provided.
4. The effect on potable water levels of service and system needs.
  - a. **Current FLUM Designation:** The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - b. **Proposed FLUM Designation:** The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - c. **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. **Consistency with the Potable Water Sub-Element.** Applicant must demonstrate consistency with the Potable Water Sub-Element.



## **X. Infrastructure: Sanitary Sewer**

See attached Water & Sewer Analysis

1. Identify the entity that would provide sanitary sewer service to the subject property.
2. Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.
3. Identify the sanitary sewer level of service standard established by the potable water provided.
4. The effect on sanitary sewer level of service standard established by the potable water provided.
  - a. **Current FLUM Designation:** The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - b. **Proposed FLUM Designation:** The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.
  - c. **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
5. Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element.

## **XI. Infrastructure: Aquifer Recharge**

1. Identify whether the property is located within a prime aquifer recharge area. If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.

The property is not located within a prime aquifer recharge area.

2. Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of impervious surface: i) low residential (1 – 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above = 65 percent and iii) commercial, industrial and institutional = 85 percent.

30 percent.

3. Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

## **XII. Conservation**

- 1. If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.**

The property is an existing equestrian facility and does not contain any known species or habitats.

- 2. If there are no known or reported occurrences, could listed species reasonable be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.**

No known species are present.

- 3. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

## **XIII. Recreation and Open Space**

- 1. Identify the following facilities that would service the property:**
  - a. Regional parks** – Okeeheelee Park
  - b. District parks** – Village Park
  - c. Community parks** – Village Park and Wellington Community Park
  - d. Open space** – Onsite
  - e.**
- 2. Adopted recreation levels of service standard of \$885 of the total recreational investment per capita.**

Per the adopted recreation LOS standard, the total recreational investment for the property will be \$63,720 (\$885 per capita x 72 du).

- 3. The effect of the proposed FLUM amendment on regional, district and neighborhood parks.**

The proposed FLUM amendment will have a negligible effect on parks.

- 4. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

#### **XIV. Fire Rescue**

- 1. Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.**

PBC Station 27 at 3411 South Shore Blvd. will serve the property, approximately 2.5 miles away.

- 2. Identify the response time from the fire-rescue station to the subject property. The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.**

The response time would be 5 minutes.

- 3. The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. IF the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Departments response.**

As the response time is 5 minutes, there would be no negative effects on fire-rescue response time.

#### **XV. Historic Preservation**

- 1. Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.**

There are no historic or architecturally significant resources within 500 feet of the subject property.

- 2. Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.**

There are no archaeological resources within 500 feet of the subject property.



## **XVI. Public Education**

- 1) **Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:**
  - a. **Elementary Schools** – Panther Run Elementary School, 10775 Lake Worth Road, 1.9 miles from subject property
  - b. **Middle Schools** – Polo Park Middle School, 11901 Lake Worth Road, 0.6 miles from subject property
  - c. **Senior High Schools** – Wellington Community High School, 2101 Greenview Shores Blvd, 3.0 miles from subject property
- 2) **All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with or furthers*. For each Objective/Policy will be *furthered* by the proposed amendment.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

## **XVII. Intergovernmental Coordination**

1. **Identify all local governments (including special districts) located within one-mile of the subject property:**

Village of Wellington, ACME Improvement District and Palm Beach County.

2. **Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.**

No municipality has initiated annexation of the subject property.

3. **Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.**

The proposed amendment is consistent with the adopted Wellington Comprehensive Plan.

## **XVIII. Equestrian Element**

1. **Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.**

See answer to Question 10 of section IV.